

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

November 11, 2010 (6PM)

### Minutes

(Subject to Board of Director's approval)

**Board President, Todd Matson**, called the meeting to order at 6:01 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

#### In attendance:

Craig Nicholson  
Nathan Walter (Board member, Arthur Munoz, absent)  
Joe De La Mora (Enviroscaping) and Ms. Christine Hall (unit 351),  
Laura Lea Brown (unit 238) and her Realtor  
Bill Bold (Scribe) and  
James Nguyen (Bartlein & Company, Inc.)

**Joe (Enviroscaping)** and Ms. Hall (unit 351, Landscaping Committee), discussed various landscaping issues with the Board, including tree removal and replanting, in general, as well as tree removal at bldg. 7634, southwest corner; Board approved tree removal, bid at \$2,750.

Further, on landscaping, bids were discussed for treating the eucalyptus trees for lerp psyllid and James N. to check on the treatment program.

#### Via correspondence:

**Patio awning, unit 356:** the Board again requested working drawings (details) for the proposed awning for approval consideration. James to ask owners to attend next meeting.

**Patio privacy screen/trellis, unit 132:** the Board approved screen installation, complying with approved Grove design.

**Tree removal, gutter repair, unit 357:** at the homeowner's request, the Board will determine whether to trim or remove trees; Gutters will be replaced.

**Meeting Minutes:** The **September Board Meeting minutes** (9/9/10) were reviewed and **approved** as presented. The October Board Meeting was not officially held due to lack of quorum (Only Board members Todd Matson & Craig Nicholson were present).

#### Treasurer's Report:

	October '10	YTD
Total Income	\$62,796.98	\$664,374.91
Operating Expenses	(2,148.91)	275,178.20
Reserve Expenditures	26,921.23	98,685.17
Total Expenditures	24,772.32	373,863.37
Transfer to Reserve	(38,024.66)	(295,935.54)
Transfer from Reserve	0	7,000.00
Total in Savings	\$1,168,596.36	
Total Assets	\$1,219,000.39	

James N. reported Operating Expenses are approximately 10% below budget. The expenses related to foundation work at 7606 were reclassified as "Reserve Expenditures" from "Repairs & Maintenance". The October Treasurer's Report was unanimously **accepted** as presented.

## Old Business

The Board addressed:

- **Dry rot repairs:** 7620, units 321 (balcony) and 322 handrail; James N. to request bid from Sea View Constr.
- **Building 7606 foundation improvements:** bid from Carter Constr. for \$32,400 were unanimously approved, contingent on City Engineer's approval of drawings.
- **Entry gate system:** New Pool and Exercise Room card lock installations completed; James N. to request old card lock devices be removed.
- **Dogs (unit 238):** Owner has 2 dogs and was not aware of pet policy when she bought unit. She's in the process of moving from the Grove.

No other Old Business

## New Business

Items addressed:

- **Proposed 2011 Budget draft:** the Board discussed Budget draft, and **Approved**, unanimously. Monthly fee to remain the same.
- **Annual Financial Review:** the Board approved a review & tax returns by Purdy & Co. (CPA) for \$1,275; will consider an audit for 2011.
- **2011 Annual Homeowners Meeting:** date set for 6:00pm Thurs., Jan. 13, 2011, at the Goleta Valley Community Center; Bartlein to send SASE to all homeowners for proxy return with an option for contributing to the gardener's Christmas gift.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:43.

The next Board meeting is scheduled for **Thursday, December 2, 2010, at 6:00 PM**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe